



## AGENDA MEMORANDUM

Action Item for the City Council Meeting September 14, 2021

**DATE:** September 14, 2021

**TO:** Peter Zaroni, City Manager

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**Professional Services Contract**  
**Harbor Bridge Parks Mitigation**  
**(Bond 2014, Proposition 2)**

### **CAPTION:**

Motion awarding a professional services contract with Halff Associates Inc, Corpus Christi, Texas, for park program development, park concept planning and preliminary design report with 30% design plans for areas surrounding the new Harbor Bridge including the former Washington Elementary School site, TC Ayers Park, Ben Garza Park, and Dr. HJ Williams Memorial Park (Hillcrest Park), located in Council District 1, in an amount of \$258,341.00, with FY 2021 funding available from Bond 2014 Fund.

### **SUMMARY:**

This motion authorizes professional consulting services for the former Washington Elementary School site, TC Ayers Park, Ben Garza Park, and Dr. HJ Williams Memorial Park (Hillcrest Park) located in the Hillcrest/Washington Coles neighborhood. The consultant will prepare park program development plan, park concept planning and preliminary design report with 30% design plans. The project scope also includes establishing the appropriate Levels of Service (LOS) for each park, identify necessary hike and bike trail connections with community input and stake holder coordination.

### **BACKGROUND AND FINDINGS:**

The Harbor Bridge Parks Mitigation project was added to Bond '14 due to agreements between Texas Department of Transportation (TXDOT), the Metropolitan Planning Organization (MPO) and the City for mitigation of park and neighborhood impacts from the new Harbor Bridge

construction. The park mitigation project addresses impacts to the former Washington Elementary School site and the three existing City Parks: TC Ayers Park, Ben Garza Park, and Dr. HJ Williams Memorial Park (Hillcrest Park).

Some preliminary planning work has been completed in 2014 but the effort has been on-hold for few years due to the Harbor Bridge Buyout program in the Hillcrest/Washington Coles neighborhood area and the schedule slippage on the bridge. The current project will pick up where prior efforts were left off. The scope of work is to review the previous exhibits, prepare park program development plan, park concept planning, establish the appropriate Levels of Service (LOS) for each park, identify necessary hike and bike trail connections with community input and stake holder coordination, prepare/update cost estimates and the preliminary design report with 30% design plans. Based on the findings of the 30% design plans a contract amendment will be presented to Council later for the preparation of final design and construction documents.

### **PROJECT TIMELINE:**

The preliminary schedule reflects City Council award in September 2021, with preliminary design completion by October 2022. The full design and construction will commence after completion of preliminary design.

### **COMPETITIVE SOLICITATION PROCESS:**

Half Associates Inc. was selected for Harbor Bridge Parks Mitigation Project under RFQ 3409. Three firms submitted qualifications for this project announcement.

The selection committee was comprised of representatives from Parks & Recreation and Engineering Services. The evaluation committee ranked Half Associates Inc., as the highest scorer and recommended the firm as most qualified based on five factors: 1) experience of the firm, 2) experience of the key personnel with specific experience with multiple Bond street programs and local utilities, 3) project approach and management plan, 4) capacity to meet the project requirements and timelines, and 5) past performance.

Half Associates Inc. is an engineering firm with more than 30 years in Parks and Recreation Facilities Design. Half Associates is currently working on the City's 10-Year Parks and Recreation Master Plan.

### **ALTERNATIVES:**

Any alternative to awarding this contract to Half Associates Inc., will delay the project.

### **FISCAL IMPACT:**

The fiscal impact for FY 2021 is an amount of \$258,341.00 with funding available from the Bond 2014 Funds.

### **FUNDING DETAIL:**

The CIP shows that the project is planned for FY 2021. The project has funds in an amount of \$3,500,000.00 available from Bond 2014, Proposition B and \$2,50,000.00 planned to be available from MPO. The MPO funds are not appropriated to date and hence they are not shown in the CIP. The MPO funds will be appropriated at a later date with an Advance Funding Agreement (AFA) between the City and the TXDOT by Council action. The conceptual plan needs to be finalized before the AFA execution. The project is ready to be implemented and the expenditures shown in the CIP need to be revised to reflect the accurate design total of this project.

Fund: PK&RC2015GOBD14 (Fund 3294)  
Mission Elem: PRK Mntn Facs (041)  
Project No.: Harbor Bridge Replacement Mitigation & Support Projects (Project No. E15101)  
Account: Outside Consultants (550950)  
Activity: E15101-01-3294-EXP  
Amount \$258,341.00

**RECOMMENDATION:**

Staff recommends award of the contract to Halff Associates Inc. in the amount of \$258,341.00. The planning, conceptual design phase and community input will begin in September 2021 with completion anticipated to be by October 2022. The full design and construction will commence after completion of preliminary design.

**LIST OF SUPPORTING DOCUMENTS:**

Location Maps  
Evaluation Matrix  
Contract  
CIP Page